



SPACIOUS FIRST FLOOR FLAT

FRESHLY DECORATED

FITTED KITCHEN

BATHROOM

CENTRALLY LOCATED IN STIRLING

BRIGHT LOUNGE

TWO BEDROOMS

COMMUNAL GARDENS



73d Bannockburn Road
Stirling, FK7 0DG

Offers Over £95,000

Entrance

Access to the property is via a communal door with steps leading to the private entrance.

Private Entrance

Access to the property is via a solid wooden grey door, leading to:

Entrance Hallway 13' 0" x 3' 0" (3.96m x 0.91m)

The entrance hallway provides access to the two bedrooms, bathroom and the lounge. There is a small wall mounted cupboard which houses the electrics.

Lounge 15' 1" x 12' 2" (4.59m x 3.71m)

The bright, spacious lounge has two windows overlooking the front of the property and a wooden fireplace with a cream marble effect surround and hearth. There is a storage cupboard housing the boiler and access is provided to the kitchen.

Fitted Kitchen 8' 8" x 7' 7" (2.64m x 2.31m)

Fully fitted kitchen with a range of beech effect wall and base units, free-standing electric cooker, fridge/freezer and a washing machine. Splashback tiling, vinyl flooring and a built-in storage cupboard. There are two windows overlooking the rear with lovely views towards the Ochil Hills

Principal Bedroom 11' 4" x 11' 0" (3.45m x 3.35m)

Good size principal bedroom to the front with ample room for free-standing furniture.

Bedroom 2 8' 9" x 7' 8" (2.66m x 2.34m)

The second bedroom is a good size single room which is to the rear with lovely views.

Bathroom 8' 11" x 4' 4" (2.72m x 1.32m)

Partially tiled bathroom with a white three piece suite and an electric shower over the bath. There is an opaque window to the rear, vinyl flooring and a built-in storage cupboard.

Heating & Glazing

The property has a gas central heating system and is fully double glazed throughout.

Gardens

Communal front garden which is mainly laid to lawn with a paved pathway leading to the front door entrance and a private rear garden and communal drying green. There is also a private outdoor storage cellar.

Parking

The property benefits from on-street parking to the front.

Included Extras

Included in the sale of the property are all fixtures and fittings, floor coverings and light fittings. The free-standing electric cooker, washing machine and the fridge/freezer (No guarantees or warranties on appliances).



While every attempt has been made to ensure the accuracy of the foregoing contained here, measurements of stress, vibration, forces and any other factors are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and equipment shown herein have not been tested and no guarantee as to their operability or efficiency can be given.

WHEELABRATOR MACHINES CO. INC.

MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.